

# Parcelytics — Tax Due Diligence Report

12001 PRESERVE VISTA TER TX 78738 · Geo ID 0125550602

Generated September 17, 2026 — for informational purposes; verify official figures with TCAD / the Travis County Tax Office before relying on this for a transaction.

## Current & Preliminary Values

| Metric         | 2026 Certified | 2025 Certified | Change |
|----------------|----------------|----------------|--------|
| Market Value   | \$1,890,000    | \$1,587,662    | +19.0% |
| Assessed Value | —              | \$1,563,322    | —      |
| Taxable Value  | —              | \$1,250,658    | —      |

2026 column: Verified. 2025 column: Verified.

## 2025 Billing & Tax Rate

| Metric             | Value    | Confidence / Note                                               |
|--------------------|----------|-----------------------------------------------------------------|
| Effective Tax Rate | 1.3380%  | Partial — Total Tax is not fully verified                       |
| Total Tax          | \$21,243 | Partial — reconstructed by summing entity-level billing records |
| Assessment Ratio   | 98.5%    | Below typical ~100%                                             |

## 2025 Entity-Level Tax Breakdown

| Taxing Entity          | Rate    | Amount Due  |
|------------------------|---------|-------------|
| Lake Travis ISD        | 1.0397% | \$11,547.51 |
| Travis County          | 0.3758% | \$4,700.54  |
| Lake Pointe MUD        | 0.1347% | \$2,105.79  |
| Travis Central Health  | 0.1180% | \$1,476.06  |
| Travis County ESD # 06 | 0.0904% | \$1,413.23  |

## Value & Tax History

| Year | Market Value | Assessed Value | Total Tax | Confidence                              |
|------|--------------|----------------|-----------|-----------------------------------------|
| 2021 | \$970,700    | \$127,500      | \$17,536  | Verified                                |
| 2022 | \$1,229,500  | \$127,500      | \$18,140  | Verified                                |
| 2023 | \$1,718,078  | \$250,000      | \$17,103  | Verified                                |
| 2024 | \$1,718,078  | \$250,000      | \$19,363  | Verified                                |
| 2025 | \$1,587,662  | \$1,563,322    | \$21,243  | Partial — Billing is not fully verified |
| 2026 | \$1,890,000  | \$1,719,654    | —         | N/A                                     |

## Sources

- Market / assessed / taxable values: Travis Central Appraisal District (TCAD) Certified Appraisal Roll.
- Entity tax rates: Travis County Rates History (1990–2025), as adopted by each taxing entity.
- Current-year billing: Travis County Tax Office current-year billing data (TaxCurOpenData).
- Prior-year billing (2021–2024): Travis County Tax Office PIR bulk billing export, cross-verified against known sanity-check accounts.
- Delinquency status: Travis County Tax Office delinquent-account data (TaxDelqOpenData), where applicable — as of June 20, 2026; balance grows monthly under Tax Code §33.01.

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